

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA THURSDAY, DECEMBER 8, 2022 (6PM) Via Zoom

<https://ucsb.zoom.us/j/95672538616>; Meeting ID: 956 7253 8616; Passcode: 71139

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM -

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come. You must wear a face covering at the Meeting. Thank you.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE – Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES (11/10/22)

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

Operating Expenses are about 6+% above budget thru end of last month on cash basis

Res. Expenditures for last month: Gym equipment; sidewalk replacement; permit for City

Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Landscape recommendations & proposals:

Committees: Gym; Sunshine-solar; Website; Social; Vendor evaluation

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. #259 cig smoke odor seepage / reroute vent?
- b. Request by #102 for special accommodations & parking stalls restenciled
- c. Roof, dry rot repair & painting and approval and/or ratification of proposals & invoices (if any)
- d. Updating the gov docs; 2nd draft of bylaws & CC&Rs received back from attys; pipes; utility doors
- e. 7632 foundation work re : #245, 247, 248 sloping floor; Saber surveyed; Van Sande Eng.; Beachside; permit fee paid
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; Roofs (if any)
- g. Pool facilities & sauna; related issues;
- h. Signs: Address, pathways, directional, speed limit, no trespassing, pool
- i. EV charging station
- j. List from B. Rauch & Independent vendor for maintenance; Maintenance person & tracking
- k. Annual meeting 1/12/23, at 6PM, via Zoom
- l. Inspection of elevated walkways & balconies

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. #127 HVAC split system
- b. #113 New front door
- c. Light fixture coordinator log
- d. After hours pool monitoring (lights / alarm service)
- e. Resolution to borrow funds
- f. Recording liens
- g. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member) small claims

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 1/12/23 @ 6PM via Zoom)

egagenda.doc 12/5/22

Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341

3944 State Street, Suite 200, Santa Barbara, CA 93105; Email: jamesn@bartlein.com